

**Planning Commission**  
**March 28, 2005**

Chairperson Schneider called the regularly scheduled meeting to order at 7:06 PM.

The following members were present: Lisa Cramer, James Montgomery, Ken Smith, and Cindy Maas. Sandy Ramsey and Cristi Boyle-Barrett were absent. Also in attendance were staff members Dan Staley and Gwen Rousseau and City Administrator Dave Schmidt.

Montgomery moved to approve the minutes of the March 14, 2005 commission meeting. Cramer seconded the motion and the motion carried.

**Determine deadline for deliberation:**

Staley stated he thought we should set a deadline for deliberations. Schneider asked if staff had a reasonable timeline that they felt would be appropriate. It appears that the House Bill will be passing which gives us until December 1, 2005. Administrator Schmidt stated that deadline means we have to have everything adopted by December 1, 2005. Cramer asked if we are going to go back to the 1<sup>st</sup> and 3<sup>rd</sup> Mondays or are we going to continue with every Monday. Schneider stated he thinks we should continue with every Monday at least until we get the zoning done. Smith stated we should just continue to meet every Monday regardless. Staff is recommending that the overall deadline to get the Comprehensive Plan done in its entirety would be the beginning of August. Schneider stated regarding the zoning code, we need to finish deliberations, do what ever we need to do and then hold another public hearing. Staley stated we need to have another public forum to get the community feedback, which is why he encouraged the Planning Commission to go to Dan Roach's meeting. Montgomery stated it was not very productive; it was more of a campaign meeting rather than a public information meeting. Discussion ensued regarding what kind of public meeting to hold to get more feedback without starting over completely. Schneider stated at this point what he would like to see us do is take the plan we have, do some changes based on what we have heard and what we know and try to get it into a form we think will be acceptable and then hold the meeting to present it to the public. If there are a lot more comments, then go back and tweak it more and then hold the public hearing. Schneider asked that the Planning Commission aim for Saturday April 30, 2005 for the public meeting and shoot for May 25, 2005 for the public hearing.

Administrator Schmidt had a question for the commission regarding the Transportation Element. When all was said and done, the traffic impact fees came to around \$6,400, which is much higher than every one else in the Puget Sound Region. Administrator Schmidt stated he and Gray & Osborne have been talking and felt that between \$4,000 and \$5,000 was more appropriate. The majority of the commission was favorable to those figures. Maas stated she was not; she would like to find out what the surrounding areas are paying. Administrator Schmidt stated he would not send this off to CTED until more information has been given to the commission at the next meeting.

Staley stated he would like to identify the areas that people had concerns with and if there is more information that needs to be gathered, he can provide that to the commission. There are several areas, and they are Hinkleman Road; Ryan Road – IP zone. There was some discussion as to how the Planning Commission felt with leaving this area zoned IP. Rousseau had some concerns regarding possible impacts to surrounding residents. Schneider stated he is not in favor of taking property rights away from a business owner. Staley stated when he gives everyone the category; he will give a brief synopsis for every category. What we need to do tonight is make sure we have the list of all the categories that we need to work on and then he can give everyone the pros and cons. Cramer stated there is also the Soma Institute on Klink Street that is not residential. The other areas that need to be checked on are the slope concerns on Sheets Road and Ryan Road. Mr. Sundstrom stated there is also the trucking outfit on Ryan Road. At this point it may not be a concern but as they grow it could be. Cramer stated there is also the NMU area on Park Ave. Smith stated he lives in that area and would like to state he is kind of in conflict with that. Administrator Schmidt stated there is also the Ladies and Loggers Hair Salon. Cramer stated there is also 112<sup>th</sup> with light industrial. Cramer also stated of course there is the MDR8. Cramer stated there was the question from the Buckley Nursery on River Ave who would like to be the same as Copperwynd. Cramer stated there was also a concern regarding the zoning where Dr. Ross's veterinary clinic is located. The other thing is not having the parks listed on the zoning maps. Cramer stated we also need to discuss the transitional zone and whether or not we want it and if we do, what will the regulations be. Rousseau stated her concern is encouraging a higher residential density when you are trying to transition to commercial. Maas stated she has notes that there were people that didn't want the higher density on Collins and McNeeley. Staley stated that will be part of the MDR8 discussion. There was a brief discussion of the efficient provision of services and the importance of framing the plan. One of things we need to do is talk about how we are going to decimate this plan. We need to make sure the City Council knows why the plan was put in place and how we came about the densities. Schneider stated one of the letters we received it was stated that there was no more growth allowed eventually the houses were worth more and therefore the taxes went up. The taxes are going to go up regardless of what we do. Maas stated considering there has been a sewer moratorium on for the past 11 years and the growth has been limited, her taxes still keep going up. Administrator Schmidt stated the value of homes is going to reflect the market demand. It doesn't matter if you add 3,000 homes or 3 homes, the market forces are going to make the taxes go up. Staley is proposing that we do a summary of what the plan does.

Staley stated there was one other thing and that is there are some students from White River High School FFA that would like to come and do a presentation to the Planning Commission regarding the critical areas ordinance. Cramer stated she doesn't have an objection to this; the question is when will we have them come because she would like to get into the meat of the zoning code. Staley stated he will get back to them to find out when they will be coming.

Montgomery asked if we are still trying to get someone from the Assessors Office to attend one of our meetings or the public meeting. Administrator Schmidt stated he

doesn't feel it is a good idea. Staley stated he feels he can communicate to the citizens without having the Assessor come. It was decided upon by the commission not to have the Assessor come to the meeting.

With nothing further the meeting was adjourned at 9:03 PM.

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Wolfe Schneider, Chairperson